



**MINUTES OF MEETING OF THE CITY COUNCIL  
OF THE CITY OF HAYWARD  
City Council Chambers  
777 B Street, Hayward, CA 94541  
Tuesday, May 9, 2000, 8:00 p.m.**

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**MEETING**

The Regular Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Ward.

**ROLL CALL**

Present: COUNCIL MEMBERS Jimenez, Hilson,  
Rodriquez, Ward, Dowling, Henson  
MAYOR Cooper  
Absent: None

**PRESENTATION: Pride in Hayward Award**

The following homeowners were recognized for the Pride in Hayward Award for the month of May: Ernest and Josephine Alvarez in the Southgate area; Thomas and Lynn Krogh in Glen Eden; Michael Fondiller and Janis Linfield of the Hayward Highlands neighborhood; R.J. and Frances Fisher from Eden Gardens and Steve Harris and Julie Allen, also from Eden Gardens.

**PROCLAMATION: Peace Officers' Memorial Day**

Mayor Cooper read the proclamation proclaiming Monday, May 15 as Peace Officers' Memorial Day in the City of Hayward. She encouraged all citizens to remember those individuals who gave their lives for our safety and expressed appreciation to those who continue to dedicate themselves to making Hayward a safer place in which to live. Police Chief Calhoun accepted the proclamation and thanked the Council on behalf of the men and women of the Police Department for their continued support as well as the community for its confidence in the Force.

**PUBLIC COMMENTS**

Jason Moreno, 25200 Carlos Bee Boulevard, commented on his recent campaign expenditures.

Francisco Abrantes, 22815 Alice Street, spoke on housing for poor families.

John Gilbertson, 22907 Nevada Road, spoke concerning the installation of a signal light at Longwood Avenue and the reopening of Winton Grove elementary.

## CONSENT

There was a request to remove Item 3.

1. Approval of Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of May 2, 2000

It was moved by Council/RA Member Hilson, seconded by Council/RA Member Rodriguez, and unanimously carried to approve the Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of May 2, 2000.

2. Decoto Booster Pump Station Refurbish and Upgrade – Authorization for Increase in Additional Professional Services

Staff report submitted by Deputy Director of Public Works Ameri, dated May 9, 2000, was filed.

It was moved by Council Member Hilson, seconded by Council Member Rodriguez, and unanimously carried to adopt the following:

Resolution 00-058, "Resolution Authorizing an Increase in Additional Services in the Agreement with Carollo Engineers for the Decoto Booster Pump Station Refurbish and Upgrade Project, Project No. 7151"

3. Request for Disbursement from Special Travel Fund for City Related Travel

Jason Moreno, 25200 Carlos Bee Boulevard, asked where the conference expenses could be reviewed. It was noted that the information is public and available in the Mayor's office.

It was moved by Council Member Jimenez, seconded by Council Member Dowling, and unanimously carried to approve the request from Council Member Ward for disbursement of funds from Council's Special Travel Fund for the Urban Land Institute Conference in Orlando, Florida on April 9.

## HEARINGS

4. Approval of the Annual Plan for Community Development Block Grant Funding for Fiscal Year 2000-01

Staff report submitted by Neighborhood and Economic Development Manager Bauman, dated May 9, 2000, was filed.

Neighborhood and Economic Development Manager Bauman made the staff report. She responded to questions from the Council related to lead based paint requirements in the Home Ownership



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Program. She then explained that the City has two Home Ownership Programs. The primary one is funded by Low and Moderate Income Housing Funds. From this, the City makes about 30 loans a year. The Community Development Block Grant (CDBG) has funded approximately six (6) loans a year for people who are very low income. This has been a second mortgage program, helping those people who need further financial assistance. Last year, HUD issued regulations to be effective this September 15. They are required for any unit being purchased by a homebuyer. Before the buyer could move into the home, an inspection had to be done of all surfaces on any home built before 1978. Deterioration had to be repaired or abated before the owner moved in. Due to this requirement, occupancy is delayed and costs are increased approximately \$30,000 per home. As a result, it was recommended that this program not be funded at this time.

Council Member Ward asked for further details about the Federally unfunded Mandate and whether the City of Hayward was looking toward other jurisdictions to help convince HUD that this might be prohibitive. He asked whether it should be assumed that these regulations would apply to all Section 8 Housing.

Ms. Bauman responded affirmatively, noting that Housing Authorities are concerned about that. She then responded to his question regarding the "No Recommendation" position for the Allied Housing proposal. She said the housing rehab dollars were exhausted by the end of December. Fifteen loans were made and that was all the money available. The waiting list at this point is another 17 applicants, many in the Mobile Home Park. There are no sources for money for rehab for those in mobile homes right now.

Council Member Hilson thanked staff for all their hard work. He commented on the program number 8, the Community Gardens. He wanted staff to be aware that the Waste Management Authority and the Recycling Board have grants available to help install composting bins. Talking with staff there might be helpful. The Authority and Recycling Boards have put together a focus on food in two ways: first, trying to be sure to reclaim or capture good food that is produced but not served to be made available to the food bank and other similar projects; second, they are targeting food for use in composting, etc. This information should be made available to both applicants.

In response to a question from Council Member Rodriguez, Neighborhood and Economic Development Manager Bauman elaborated on the cuts made from HUD. She said that Alameda County was extremely successful in getting over-all funding for homeless services. Now it appears as if there is more dependence on population as criteria. Even though the need is still there, it's become a process.

Mayor Cooper opened the public hearing at 8:45 p.m.

Nancy Schluntz, FESCO, 22245 Main Street, thanked the Council for its support. She appreciated staff, in particular Ms. Bauman. She spoke on their proposal, number 7, which is presently out for costing. She then spoke about Item 1, and asked Council to consider some funding for the Allied Housing project, which she described as a wonderful example of interjurisdictional housing.

**DRAFT**

Barbara Bernstein, Eden Information and Referral, 570 B Street, appealed for Eden I&R housing database services. She clarified that this is a separate department at the organization. All of the programs at Eden I&R depend on the housing database. They now have 6500 Hayward units in their database. There are suspected to be 20,000 units in the City of Hayward. The CDBG funds would increase the database through helping to go after these hidden landlords. They would also like to increase their accessibility to low-income Hayward residents. She said they use City and other government funding to leverage corporate dollars.

Charice Dickworth, 25035 Discoverer Place, Alameda County Housing and Community Development Department, spoke on behalf of the Allied Housing Project. She noted that the ACHCDD is taking the lead on this project, and discussed the funding already being spent. She indicated that since this is serving Hayward residents, Hayward funding was anticipated. She responded that she was not aware of similar programs in the Tri-City area.

Carolyn Bookhart, project manager for the Allied Housing Project, 22245 Main Street, Suite 200, explained some of the costs and financing involved with the project. They will be providing affordable housing and supportive services for the families. Site selection was expensive and was difficult to find. Financing is unique and arises from a variety of funding sources including Alameda County, San Leandro and Fremont.

Joel Macabe, executive director of Allied Housing Project, 22245 Main Street, Suite 200, explained the need for funding at its full request, and the threat to gaining other funds. He cited the City pledge to increase the availability of service-enriched housing for populations with special needs and low- and very low-income persons.

Melissa Harris, 24650 Amador Street, #75, a former client of Allied Housing, and now a member of the Board of Directors, expressed high regard for this program. She spoke from her own experience regarding the program.

Jason Moreno, 25200 Carlos Bee Boulevard, stated that he supported the funding for Allied Housing.

Mayor Cooper closed the public hearing at 9:10 p.m.

Council Member Dowling **moved**, seconded by Council Member Ward, that the Council support the staff recommendation with the change of giving Allied Housing \$100,000 from the façade improvement program. This would bring that program down to \$350,000 which is a similar amount to last year.

In seconding the motion, Council Member Ward added that each year the need gets greater. Council Member Ward referred to the City goal of owner-occupied housing. It is important to remember that another need exists, for affordable rental units, as well. The Allied program is a small attempt to try to balance the response to those two needs. Although it can proceed without



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the City, he was impressed that Allied had gone to many funding sources and leveraged dollars from various sources.

Council Member Henson agreed, and noted that Hayward residents would have access to 26 percent of the units. He would support the motion. He also noted that the funding focus is still on the rehab of the mobile home units.

Council Member Jimenez said he was shocked at the total figure of the cost for the Allied Housing Project. Twenty-seven units will cost \$6 million. He was given further information on the costs by Ms. Bookhart.

Resolution 00-059, "Resolution Authorizing an Application for Federal Assistance Under the Community Development Block Grant Program for Fiscal Year 2000-2001 (Twenty-sixth Year)"

It was moved by Council Member Dowling, seconded by Council Member Ward, and carried by the following roll call vote to lower the funding for the Façade Improvement Loan Program by \$100,000 and provide it to Allied Housing:

AYES: Council Members Ward, Dowling, Henson  
MAYOR Cooper  
NOES: Council Members Jimenez, Hilson, Rodriquez  
ABSENT: None  
ABSTAINED: None

**5. Approval of Housing Consolidated Plan for Fiscal Years 2000-2004**

Staff report submitted by Neighborhood and Economic Development Manager Bauman, dated May 9, 2000, was filed

As there were no requests to speak, Mayor Cooper opened and closed the public hearing at 9:31 p.m.

It was moved by Council Member Henson, seconded by Council Member Hilson, and unanimously carried by all present, to approve the following:

Resolution 00-060, "Resolution Adopting the Consolidated Plan for Fiscal Years 2000-2004"

**DRAFT**

## **COUNCIL REPORTS**

Council Member Hilson reported that he attended a Telecommunications committee meeting in Little Rock, Arkansas. He noted that the preservation of our right of way is being challenged in Congress. He spoke on universal service as taking on a greater role. In the past, this meant providing entertainment services as cable. However the arena has expanded to the transfer of information predominately on the Internet and making sure that services are provided to the community that will provide viability to the community. With the Internet and the implications that are going on, there are huge implications in training in business. Our children need access to the Internet for training and viability. Congress is rising the visas to bring in technical workers. He was concerned that we move forward beyond "basic services" so that our children become trained and skilled in order to have a viable future. Lastly, he mentioned that there is not an accepted definition of telecommunications, which means more than just the Internet. He also commented on the term "wireless." Finely, he remarked on the conversion of old buildings in the downtown and its revitalization.

## **ADJOURNMENT**

Mayor Cooper adjourned the meeting at 9:40 p.m.

**APPROVED:**

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Roberta Cooper, Mayor, City of Hayward

**ATTEST:**

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Angelina Reyes, City Clerk, City of Hayward